16th Annual Raleigh Fair Housing Community Conference

April 18, 2019

McKimmon Center,

1101 Gorman St, Raleigh, NC 27606

NCA CDC
NORTH CAROLINA ASSOCIATION OF
COMMUNITY DEVELOPMENT CORPORATIONS

Strengthening Communities,
Increasing Opportunities.

Economic Displacement is a Fair Housing Issue

Susan Perry-Cole, President/CEO
NC Association of Community Development Corporations

Agenda

- Introduction
- Thumbnail Sketch, RM
    - Statistics
    - Major Issues
        - Gentrification
    - Why is it important
- Community Driven Model Change
    - Goals
    - Strategy
    - Equitable development
    - Outcomes
- Questions

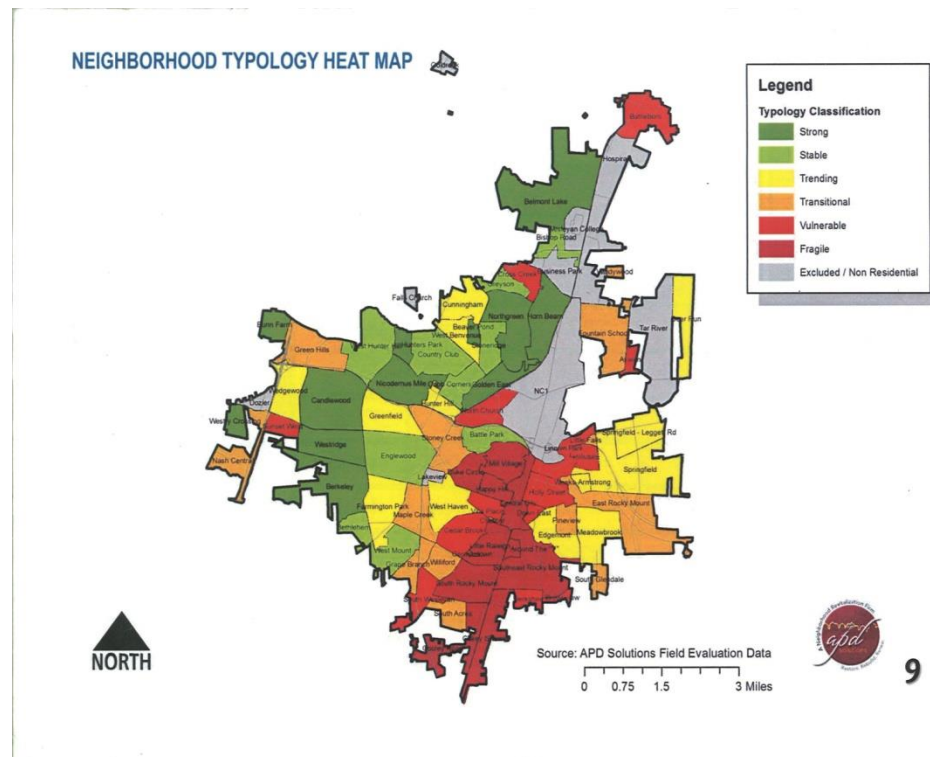# Thumbnail Sketch- Rocky Mount, NC

- Statistics
  - Located 57 miles East of Raleigh
  - Strattles Nash & Edgecombe Counties-ranked most economically distressed
  - Population 2017—55,373; Black—34,843; White—15,932; Hispanic—2,163
  - Below Poverty Level 2017—22.4%
  - 37.5% of households are cost-burdened; 18.7% are severely cost-burdened

Thumbnail Sketch – Rocky Mount, NC

- Major Issues
  - Racial divide is stark; reflects issues of race and societal inequity.
  - Racial patterns of development locked Blacks into inferior neighborhoods
  - Created limited opportunities and barriers to advancement (health, education, job segregation, etc.)

- 14 under resourced, blighted and disinvested neighborhoods (many around central city).

Thumbnail Sketch – Rocky Mount, NC

- Major Issues Cont.
  - Neighborhoods racially segregated, impoverished, multiple signs of disinvestment
  - Economic expansion occurring—includes $40M downtown events center
  - Reviewing $60M downtown hotel complex (includes condominiums/retail space)

Thumbnail Sketch- Rocky Mount, NC

- With large scale investment, may come risk of gentrification and displacement

- Gentrification- process by which higher income households displace lower income residents of neighborhood, causing shift in culture/character of neighborhood

- In flux of investment, changes to built environment create rising home values

Thumbnail Sketch- Rocky Mount, NC

- Why is it important
  - Low income families may struggle to maintain residency
  - Need for new tools, policies and instruments to ensure low income residents benefit from revitalization efforts
  - When gentrification is beginning... steps taken early to limit adverse effects have the greatest impact

Community-Driven Model for Change

- Strategy based on fair housing team's commitment to a shared value

- VOICE—We should all have a say in the decisions that affect us. Our voices must be heard in voting booths, at public forums and across the media
  - Those most impacted by problems/conditions, must be at center of change

Community-Driven Model for Change

- <u>Overall goals:</u>

- --Ensure RMT"s transformation is economically viable and socially just

- Strong low income community support for balanced economic development and growth

- --Move toward inclusive, equitable development approaches with shared prosperity

Community-Driven Model for Change

- **Equitable Development is** an approach to creating healthy, vibrant communities of opportunity. Occurs when smart, intentional strategies are put in place ensuring low-income/communities of color participate in and benefit from decisions shaping their neighborhoods.
  - -- Mitigate gentrification with anti-displacement policies and increase supply of affordable housing
  - -- Ensure benefits flow to all residents- especially people of color residents of segregated neighborhoods with fewest resources
  - -- Focus on generating grassroots leaders

Community-Driven Model for Change

- Through vehicle called **Community Academy**, provide education, leadership development, craft relationships and support to grassroots leadership

- Anchor partners (with organizational capacity) provide research, framing and policy development

Community-Driven Model for Change

- Outcomes
  - People find their voice and identity; use and leverage their power
  - Residents function as powerful change agents in development process
  - They shape decision making processes impacting their neighborhoods

Fair Housing Application of Model

- Outcomes , cont.

  - Residents leveraged fair housing community participation requirements during analysis of impediments (AI) process to document gentrification concerns

  - Residents then insisted City Council include anti displacement recommendations in HUD 2018 AI document.

  - At public hearing residents advocated for displacement prevention recommendation to be included in City's 2018-2021 Consolidated Plan

Fair Housing Application of Model

- As a result..

  - City staff now conducting research on several specific new community revitalization tools and strategies to precede actual policy change (e.g. housing bonds, inclusionary zoning, multi-family housing tax abatements, etc.)

  - In February 2018 City Council also approved Workforce Housing Advisory Commission to advise them on fair and affordable housing policy issues

  - This process is dynamic and evolving!